118.0	0006	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	901,100 / 901,100
					USE VALUE:	901,100 / 901,100
					ASSESSED:	901,100 / 901,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		LORRAINE TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PLOTKIN HORACIO B
Owner 2:	
Owner 3:	
Street 1:	7 LORRAINE TERRACE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FOTHERGILL JOHN J JR--ETAL -
Owner 2:	FOTHERGILL SUSANNE -
Street 1:	7 LORRAINE TERRACE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1960, having primarily Vinyl Exterior and 2228 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6120.000	478,600		422,500	901,100
Total Card	0.141	478,600		422,500	901,100
Total Parcel	0.141	478,600		422,500	901,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 404.41 /Parcel: 404.41

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 76651

GIS Ref

GIS Ref

Insp Date 09/22/18

!9221!

PREVIOUS ASSESSMENT

Parcel ID 118.0-0006-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	478,600	0	6,120.	422,500	901,100		Year end	12/23/2021
2021	101	FV	465,100	0	6,120.	422,500	887,600		Year End Roll	12/10/2020
2020	101	FV	465,100	0	6,120.	422,500	887,600	887,600	Year End Roll	12/18/2019
2019	101	FV	342,700	0	6,120.	428,600	771,300	771,300	Year End Roll	1/3/2019
2018	101	FV	343,000	0	6,120.	319,900	662,900	662,900	Year End Roll	12/20/2017
2017	101	FV	311,900	0	6,120.	289,700	601,600	601,600	Year End Roll	1/3/2017
2016	101	FV	249,400	0	6,120.	277,700	527,100	527,100	Year End	1/4/2016
2015	101	FV	243,100	0	6,120.	235,400	478,500	478,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:41:07

LAST REV

Date	Time
10/05/18	10:12:31
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9221

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FOTHERGILL JOHN	67354-209		6/1/2016		750,000	No	No		
	20987-388		1/1/1991		137,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/6/2015	458	Manual	1,000					
3/13/2012	229	Manual	1,000	C				add bump out north
8/21/2006	699	Redo Kit	20,000			G8	GR FY08	
7/7/2003	562	Addition	45,000	C		G6	GR FY06	2 story add
7/12/2000	541	Wood Dec	2,000	C				14X30 WOOD DECK

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2018	Inspected	BS	Barbara S
9/4/2018	MEAS&NOTICE	CC	Chris C
3/6/2017	SQ Returned	MM	Mary M
4/13/2009	Measured	372	PATRIOT
7/19/2005	Permit Visit	BR	B Rossignol
3/22/2000	Inspected	276	PATRIOT
2/14/2000	Measured	270	PATRIOT
9/3/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	76651
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6120		Sq. Ft.	Site		0	70.	0.99	5									422,522						422,500	

Total AC/HA:	0.14050	Total SF/SM:	6120	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	422,522	Spl Credit		Total:	422,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.18818545
Const Adj.:	0.99989998
Adj $ / SQ:	154.449
Other Features:	124891
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	536578
Depreciation:	57950
Depreciated Total:	478627

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	3	HB					

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

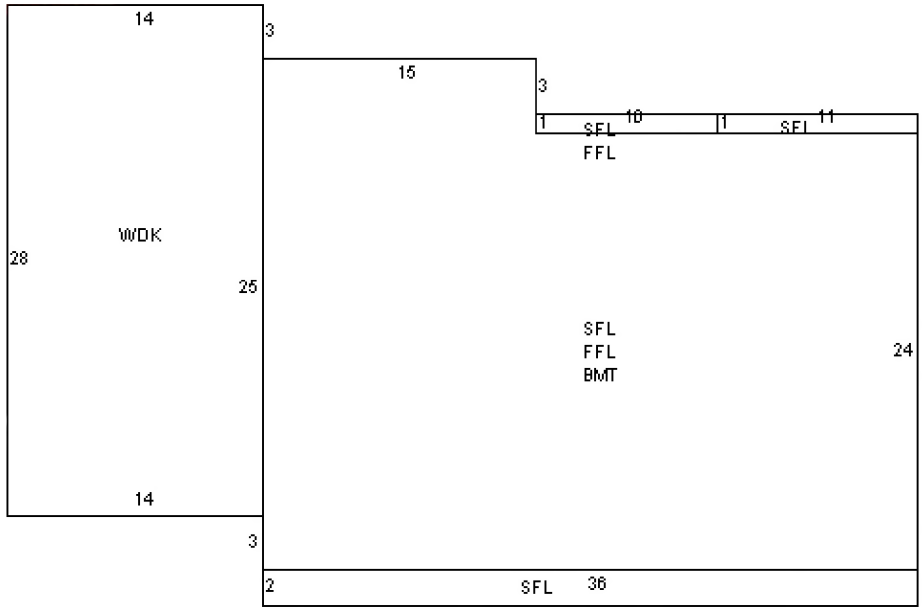
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	169.89
Special Features:	0	Val/Su Net:	146.50
Final Total:	478600	Val/Su SzAd	245.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,017	154.450	157,074
FFL	First Floor	934	154.450	144,255
BMT	Basement	924	63.020	58,226
WDK	Deck	392	8.550	3,352

Net Sketched Area:	3,267		Total:		362,907
Size Ad	1951	Gross Area	3267	FinArea	2228

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	30	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

118.0-0006-0018.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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